

For Sale



Shoe Palace (Nice Kicks)

2900 Guadalupe St,
Austin, TX 78705



Hunington

Hunington Properties, Inc.

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Houston, Texas 77046

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NET LEASE INVESTMENT OPPORTUNITY



SHOE PALACE (NICE KICKS)

2900 Guadalupe St, Austin, TX 78705



EXECUTIVE SUMMARY

Sale Price	\$3,000,000.00
NOI	\$222,891.44
Lease Term Remaining	3.75 Years
Building SF	6,399 SF
Lot Size	0.15 AC
Year Built/Renovated	1933/2018



PROPERTY HIGHLIGHTS

- Situated on the iconic Guadalupe Street ("The Drag"), directly adjacent to the University of Texas at Austin, with 53,864 students
- Easily accessible from major roadways such as IH-35 & Mopac Expressway, ensuring ease of access for both locals and visitors
- Strong future appreciation potential as Austin continues its trajectory as a tech and cultural hub.



DEMOGRAPHICS

Population (2024)	2 mi. - 92,743
	3 mi. - 167,545
	5 mi. - 375,089
Average HHI	2 mi. - \$142,415
	3 mi. - \$167,545
	5 mi. - \$375,089
Traffic Counts	W 29th St: 8,969 vpd
	Guadalupe St: 21,871 vpd



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Lease Overview




Company	Shoe Palace
Founded	1993
Headquarters	San Jose, California
Website	www.shoepalace.com

Company	Nice Kicks
Founded	2006 (Acquired by Shoe Palace in 2016)
Headquarters	Austin, Texas
Website	https://www.nicekicks.com

- Primary, limited-edition sneakers from brands like Nike, Adidas, Puma, and Jordan.
- Streetwear and athletic apparel, including exclusive collaborations.
- Accessories and lifestyle products.
- Known for its sleek and modern retail spaces, Shoe Palace focuses on an immersive shopping experience with a well-curated selection.
- Strong e-commerce platform and active engagement on social media platforms, offering exclusive online drops and promotions.

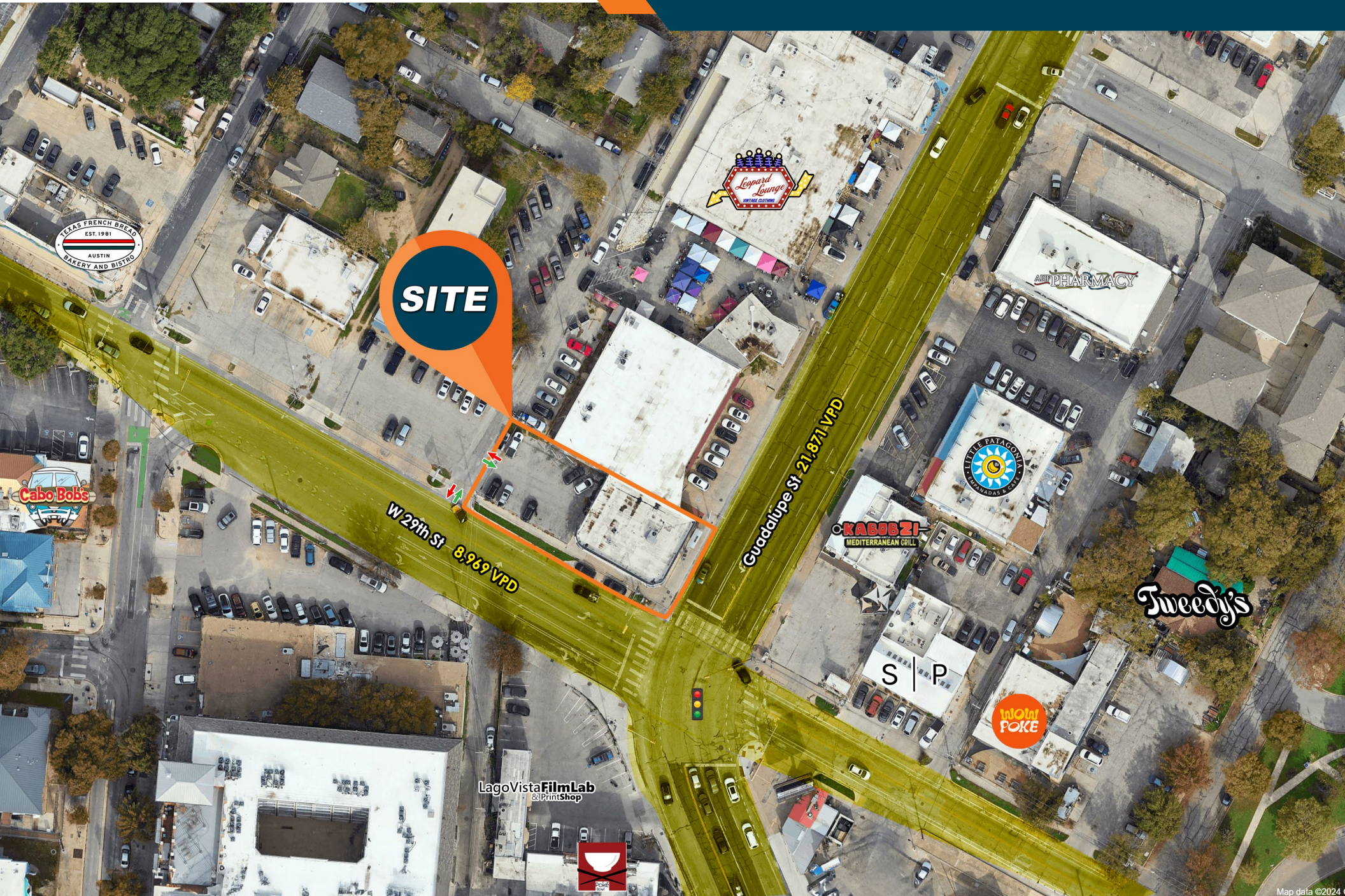
- Nice Kicks stores are trendy and often incorporate elements that reflect the culture and history of sneaker communities.
- Large following as a leading online source for sneaker culture, including news, collaboration, and community engagement.
- Strong media influence in the sneaker industry.
- Regular collaborators with top sneaker brands, often tied to cultural moments.
- Regular in-store events and special releases to drive foot traffic.

Relationship Overview

Shoe Palace owns Nice Kicks, enhancing both brand's market reach. While Shoe Palace focuses more on retail and in-store experiences, Nice Kicks serves as a media platform and culture hub for sneakerheads. Both brands frequently collaborate on exclusive product releases, contributing to their shared success in sneaker culture. Their combined presence offers a dynamic tenant experience in both physical and digital retail spaces.

Lease Summary

Tenant:	Shoe Palace (Nice Kicks)
Lease Type:	NN
Landlord Responsibilities:	Roof, Structure, Exterior Utility Lines, & Fire Sprinklers
Lease Start:	1/1/2018
Lease Expiration:	12/31/2027
Lease Term Remaining:	3.75 Years
Rent Increases:	4% Annually
Options to Renew:	(2) 5 Year Options
Guaranty:	Corporate



SITE

W 29th St 8,969 VPD

Guadalupe St 21,871 VPD

Lago Vista Film Lab
81 Print Shop





Mobil Valero Bank of America CIRCLE K
ANYTIME FITNESS verizon Verizon Wireless MIDAS
jiffy lube Shell Starbucks Domino's
KENDRA SCOTT WaFd Bank Suez's

SITE

Exxon FOREST'S VALCO'S IN-N-OUT
WALMART CUBA RIT ACE

SHOEMPLACE CVS pharmacy HARRIOTT FREE PEOPLE
CHASE CAVA WELLS FARGO Shell
Starbucks SMOOTHIE KING 7 ELEVEN URBAN OUTFITTERS

Starbucks Chick-fil-A FORTIBILLY
PANDA EXPRESS sweetgreen


AC HOTELS 7 ELEVEN AUTOGRAPH COLLECTION Hampton
Cineplex Cane's Chick-fil-A
tcbay PAPAJOHNS

GameStop H-E-B
WELLS FARGO Starbucks 7 ELEVEN Hilton Garden Inn

Starbucks target TACO CABANA
Chick-fil-A CVS pharmacy



Austin Market Snapshot (Retail)


 Approximately **2.2 Million people** reside in the five-county Austin metropolitan area, with 996,000 living in the city of Austin, making it the fourth-largest city in Texas.

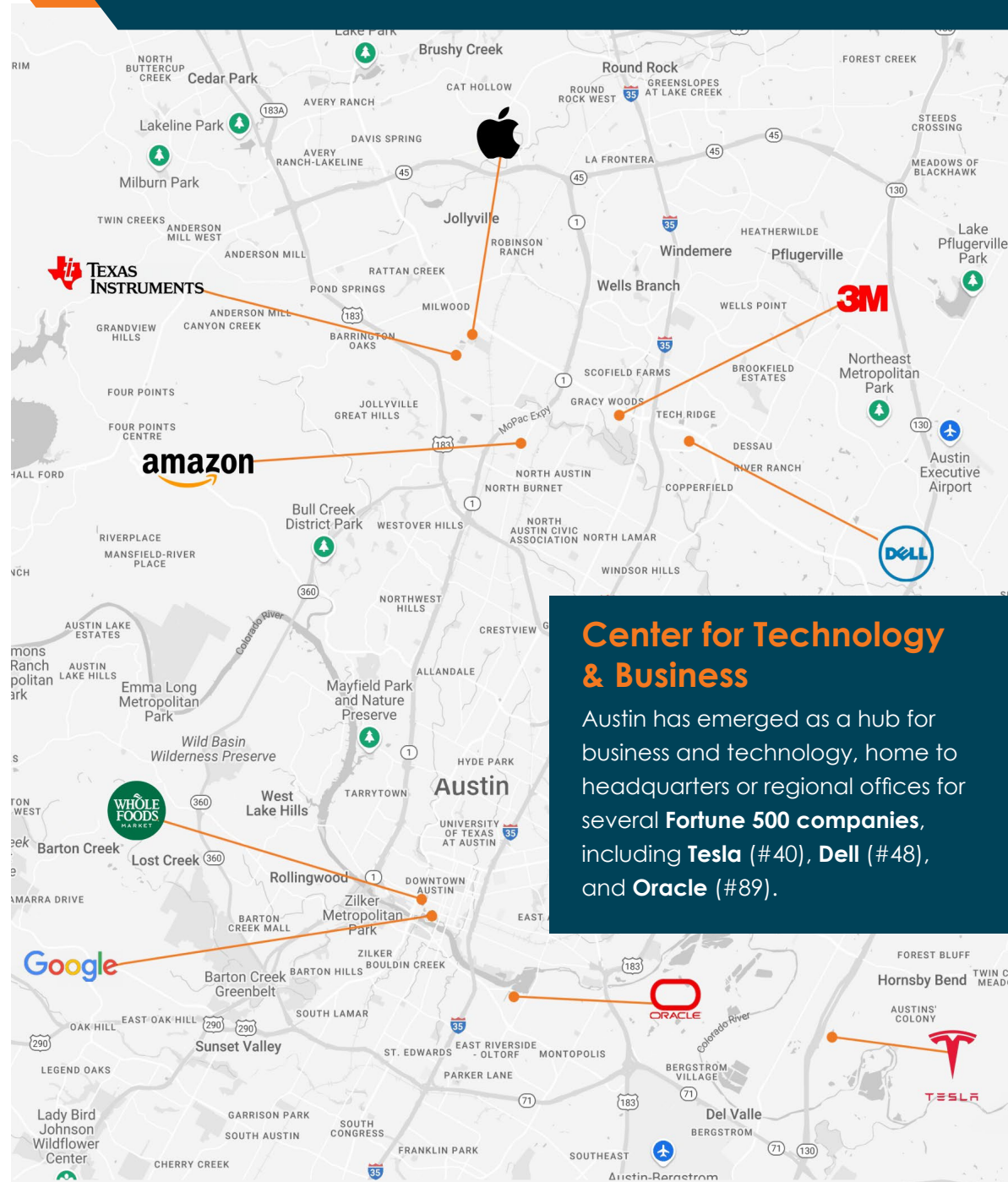
 About **80% of Texas's Population** resides within the Texas Triangle, which connects Dallas, Houston, and San Antonio, with Austin located at its heart.

 Ranked as the **No. 2 Best Place to Live** in the U.S. for the third consecutive year.

 The Central Texas region boasts one of the **Nation's Most Educated Workforces**, with nearly 47% of adults holding a bachelor's degree compared to 33% nationally. Austin ranks in the top 10 largest metros and benefits from 70 colleges and universities with over 400,00 students within a 100-mile radius.

 The **Tourism and Hospitality** industry supports an estimated 121,900 jobs and contributes approximately **\$7.4 billion** to Austin's economy.

 Austin, Texas is renowned for its vibrant live music scene, boasting over 250 venues across the city. The **Music Industry** plays a vital role in the state's economic growth, generating **\$1.8 billion** in annual revenue.



Center for Technology & Business

Austin has emerged as a hub for business and technology, home to headquarters or regional offices for several **Fortune 500 companies**, including **Tesla** (#40), **Dell** (#48), and **Oracle** (#89).

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date